

Simpsonville
Power Avenue between South Third Street and
East Court Street
Hudson
Columbia County
New York

HABS No. NY-6284

HABS
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WRITTEN HISTORICAL AND DESCRIPTIVE DATA

Historic American Buildings Survey
National Park Service
Department of the Interior
Washington, DC 20013-7127

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HISTORIC AMERICAN BUILDINGS SURVEY

SIMPSONVILLE

HABS No. NY-6284

Location: Power Avenue between South Third and East Court Streets,
Hudson, Columbia County, New York

Present Owner: City of Hudson, New York

Present Use: Residential

Present Occupant: Vacant

Significance: Simpsonville is an example of a community of typical speculation housing built at the end of the nineteenth century. In addition to the speculative housing there are two early nineteenth-century structures of interest - a stone, one-room vernacular style house and a Gothic Revival house with an unusual concave curved gable roof.

SIMPSONVILLE-HUDSON, NEW YORK

GENERAL SIGNIFICANCE

The 98-acre tract located between South Third and East Court Streets, south of the Conrail tracks (formerly Hudson and Boston Railroad) with Power Avenue, a private road running east-west down the center, was sold by George F. Fairfield to Joel T. Simpson in April, 1870. Mr. Simpson embarked on a development of the tract, as shown by a map by George C. Power, Surveyor, entitled "Plan of building sites in the City of Hudson belonging to J.T. Simpson, Esq., 1878." There were transfers to heirs and transfers back to J.T. Simpson's wife, Sallie K. Simpson until November 1896, when she transferred the tract to Albert Adriance Simpson, possibly a son. From Albert A. Simpson the land passed to Frank Sagendorf, then to Frank Uhrig, then to John and Agnes Stackpool in April 1906. The most recent recorded transfer was made to the City of Hudson from Ellen E. Stackpool and Teresa S. Ensign, presumably daughters of John and Agnes Stackpool.

Throughout this series of transfers there is only one reference to any buildings. A deed from Sallie K. Simpson to William Augustus Stagg dated December 1889 mentions "the buildings thereon." There is constant mention of two lots on "Church Street," giving distances from South Third Street and East Court Street, but inasmuch as Church Street was never opened,

these lots could not have figured in any construction, but remained as an uncompleted proposal. While various transfers seem to indicate possible breaking up of the 98 acres, the entire tract was finally transferred by John and Agnes Stackpool to their daughters, who in turn, recently transferred it to the City of Hudson.

Seven of the nine buildings on the site are of wood frame, brick-filled. Four of these (Nos. 12, 13, 16 and 20) have well-detailed exterior trim on entrance doors and windows, consisting of a shaped jamb trim and an ornamental motif in the center of the head casing. This would indicate that these four were built at one time and by the same builder. The other three frame houses (Nos. 6, 10 and 11) have plain square-edge trim on doors and windows. Again there is enough similarity in doors, windows, transoms, etc. to suggest strongly that these three were built at approximately the same time, and by the same builder. All seven of these are exactly what would be expected of a developer (Simpson) building houses for rent or sale. They date from 1878 (date of subdivision) to 1889 (mentioned in deed).

The other two buildings (No. 7 and No. 8) are completely unique. Nos. 7 and 8 appear to be on what was the east shore of the South Bay, before it was filled in.

No. 7 is wood frame, but completely different from all the other frame houses in both detail and form. Its outstanding characteristic is the concave shape of the main gable roof. This is repeated to a lesser degree in the roof of the kitchen ell, which has straining rafters but a pronounced "bell cast" curve to the overhang. In addition, the roof of the privy repeats the form of the main house roof. There is a very wide flush-boarded fascia embracing the entire height of the second floor windows. Otherwise, the siding is narrow clapboard up to this fascia, and to the ridge on the north end; the south gable is boarded with wide clapboards. The gable ends and eaves of the main house and ell are ornamented with turned drops. The north end gable has a strongly Gothic window, with pointed-arch head and trim. This is a very knowing design, worthy of a better fate than the neglect which has brought it to its present condition.

No. 8 is a small stone building, consisting of one room on the ground floor with a fireplace and stair to the upper floor (both now in ruins). Walls are well-laid of the local limestone; the sills and heads are dressed stone. The walls and roof framing are in good condition.

N/F CONRAIL -

40' ±
N/F ?
119' ±

283' 66"

#6

#12

#16

#20

1030' ±

POWER AVENUE

50' ±

205' ±

POWER AVENUE (PRIVATE R-O-W)

206' ±

#7

#11

#13

463' ±

#8

N/F Stackpool, Ellen E. & Ensign, Teresa S.

120' ±

#10

305' ±

Drive

85' ±

200' ±



N/F New York State Training School